| 177.0 | 0004 | 0004.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 667,900 | / | 667,900 |
| USE VALUE: | 667,900 | / | 667,900 |
| ASSESSED: | 667,900 | / | 667,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 12 | | DANIELS ST-LEX, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SHEN YU CHOU & YALING LAI |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 12 DANIELS STREET |
| Street 2: | |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02421 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | JACOBS NORMAN & F CAROLINE - |
| Owner 2: | - |
| Street 1: | 12 DANIELS STREET |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02421 |

## NARRATIVE DESCRIPTION

This parcel contains 8,378 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1857 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8378.000 | 239,300 | 5,700 | 422,900 | 667,900 |
| Total Card | 0.192 | 239,300 | 5,700 | 422,900 | 667,900 |
| Total Parcel | 0.192 | 239,300 | 5,700 | 422,900 | 667,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.62 | /Parcel: 359.6

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 119623 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 12/07/16 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 177.0-0004-0004.A

!13889!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 239,400 | 5700 | 8,378. | 422,900 | 668,000 | 668,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 196,300 | 5700 | 8,378. | 422,900 | 624,900 | 624,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 196,300 | 5700 | 8,378. | 374,600 | 576,600 | 576,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 196,300 | 5700 | 8,378. | 314,200 | 516,200 | 516,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 196,300 | 5700 | 8,378. | 314,200 | 516,200 | 516,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 184,300 | 5700 | 8,378. | 271,900 | 461,900 | 461,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 184,300 | 5700 | 8,378. | 262,800 | 452,800 | 452,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 184,300 | 5700 | 8,378. | 250,100 | 440,100 | 440,100 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:46:57 |

**LAST REV**

| Date | Time |
|---|---|
| 12/07/16 | 14:27:03 |
| mmcmakin | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 119623 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13889

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| JACOBS NORMAN & | 55031-343 | | 7/23/2010 | Portion-Asst | 555,000 | No | No | | |
| | 13815-262 | | 9/1/1979 | | 66,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/7/2016 | Measured | DGM | D Mann |
| 12/22/2008 | Meas/Inspect | 372 | PATRIOT |
| 1/5/2000 | Meas/Inspect | 243 | PATRIOT |
| 7/23/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8378 | | Sq. Ft. | Site | | 0 | 70. | 0.72 | 8 | | | Other | -10 | | | | | 422,943 | | | | | | 422,900 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.19233 | Total SF/SM: | 8378 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 422,943 | Spl Credit | | Total: | 422,900 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | PT - Part Town | 10. | % |
| Override: | | | % |
| | Total: | 33.76 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.30187011 |
| Const Adj.: | 0.97990203 |
| Adj $ / SQ: | 133.949 |
| Other Features: | 95000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 361337 |
| Depreciation: | 121987 |
| Depreciated Total: | 239349 |

## COMMENTS

RRM ROUGH FINISH / PART OF HOUSE IN LEXINGTON.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

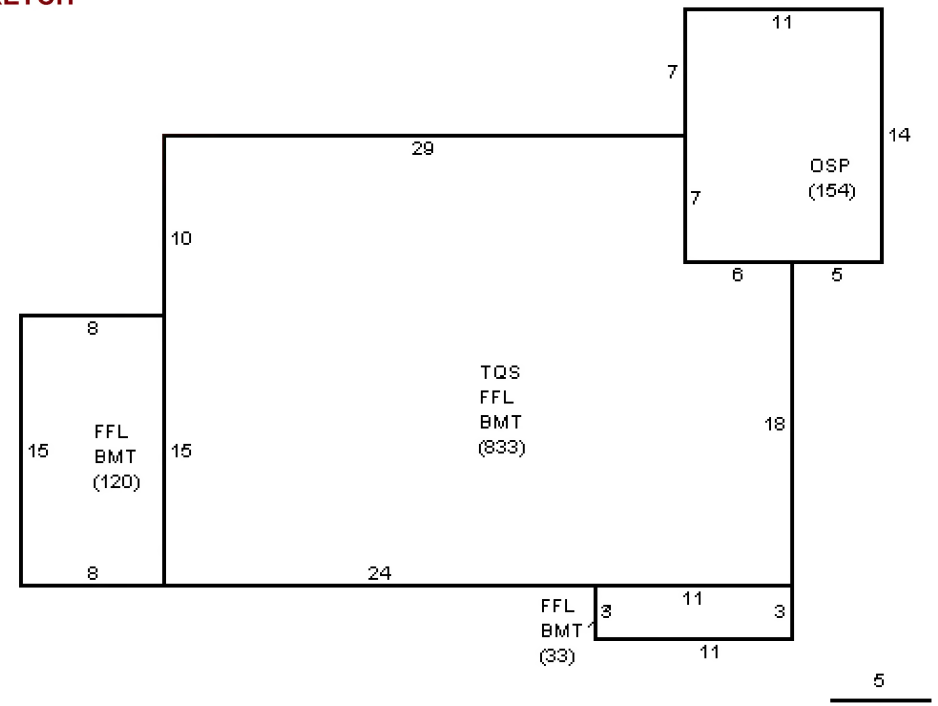
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val | |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 133.95 |
| Special Features: | 0 | Val/Su Net: | 86.99 |
| Final Total: | 239300 | Val/Su SzAd | 148.56 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 986 | 46.710 | 46,061 |
| FFL | First Floor | 986 | 133.950 | 132,074 |
| TQS | 3/4 Story | 625 | 133.950 | 83,685 |
| OSP | Screen Porch | 154 | 29.330 | 4,517 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,751 | | | Total: | 266,337 |
| Size Ad | 1610.75 | Gross Are | 2959 | FinArea | 1857 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0004-0004.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 1970 | 0.00 | T | 39.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X17 | G | FR | 1950 | 5.57 | T | 51 | 101 | | | 500 | | | 500 |
| 11 | Pool-Vinyl | D | Y | 1 | 15X32 | A | AV | 1938 | 18.40 | T | 40.8 | 101 | | | 5,200 | | | 5,200 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 5,700 | Total Special Featues: | Total: 5,700 |